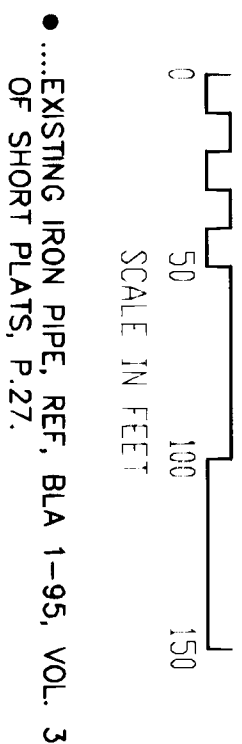


NOTES AND RESTRICTIONS

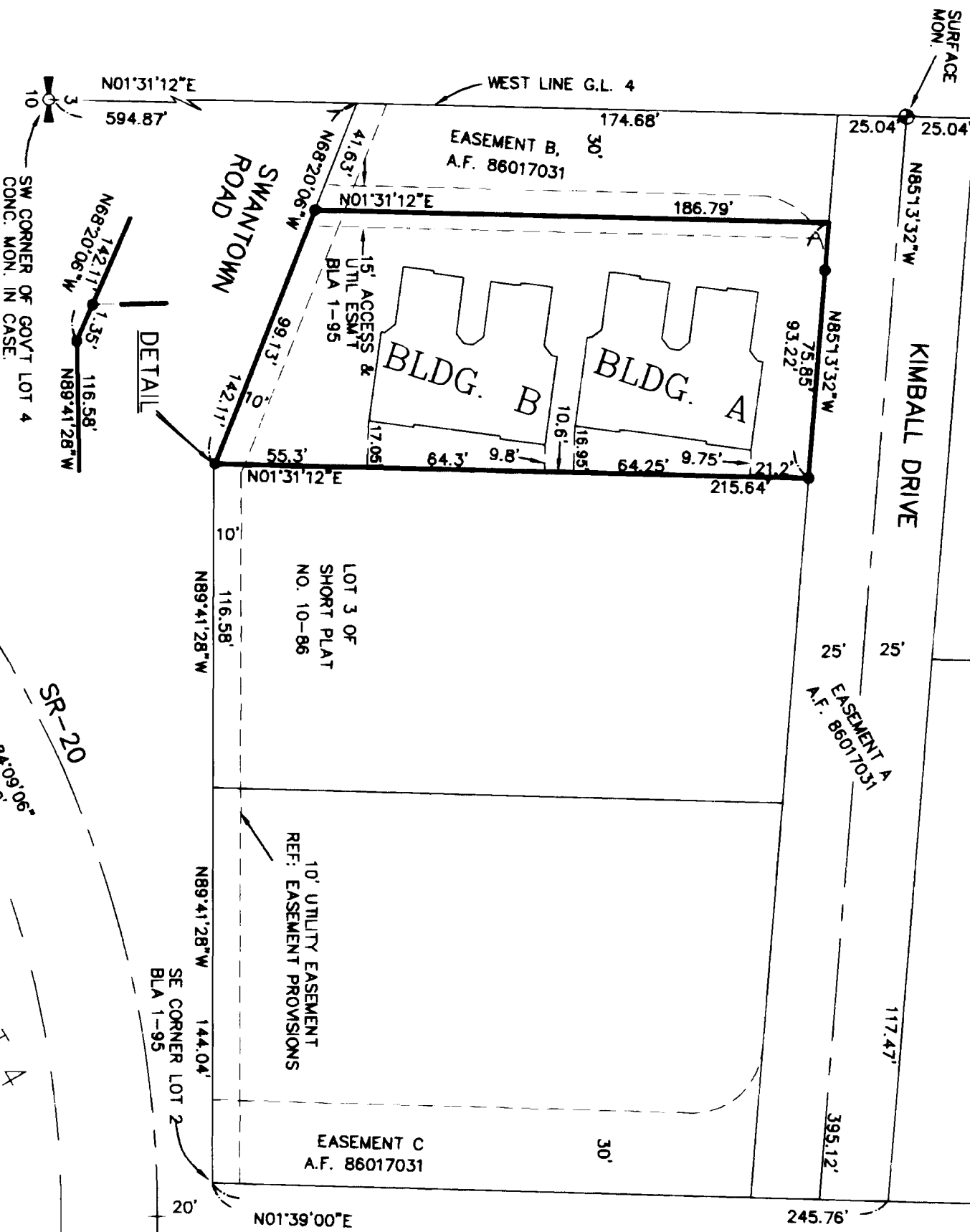
1. VEHICULAR ACCESS TO AND FROM SR20 AND KIMBALL DRIVE SHALL BE LIMITED TO THE EASEMENTS AS SHOWN HEREON (EXCEPT TO EASEMENT B FROM SWANTOWN ROAD) AND DESCRIBED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 86017031.
2. ACCESS THROUGH EASEMENT B SHALL BE LIMITED TO KIMBALL DRIVE (A CITY STREET). ACCESS THROUGH EASEMENT B TO SWANTOWN ROAD SHALL NOT BE ALLOWED.
3. EASEMENTS A, B, AND C SHOWN HEREON ARE AS DESCRIBED IN THAT INSTRUMENT RECORDED DECEMBER 31, 1986, UNDER AUDITOR'S FILE NO. 86017031, RECORDS OF ISLAND COUNTY.
4. ELEVATIONS SHOWN ARE BASED ON CITY OF OAK HARBOR DATUM (USCGS MEAN SEA LEVEL=100.00 FT., CITY OF OAK HARBOR DATUM).
5. REFERENCE CITY OF OAK HARBOR SHORT PLAT-BOUNDARY LINE ADJUSTMENT NO. BLA 1-95, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 27, UNDER AUDITOR'S FILE NO. 95010037, RECORDS OF ISLAND COUNTY FOR SURVEY OF LOT 3 SHOWN HEREON.



•...EXISTING IRON PIPE, REF. BLA 1-95, VOL. 3 OF SHORT PLATS, P.27.

PLAT OF SOUTHWOOD, DIV. NO. 1

CITY OF OAK HARBOR SHORT PLAT BLA 1-95  
BOUNDARY LINE ADJUSTMENT



DECLARATION

WE, THE UNDERSIGNED OWNERS OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR A CONDOMINIUM SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, ET. SEQ., AND NOT FOR ANY PUBLIC PURPOSE. WE FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION RECORDED CONCURRENTLY HERewith.

DECLARANT:

LANDED GENTRY DEVELOPMENT, INC.

BRIAN D. GENTRY, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF Island ) SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRIAN D. GENTRY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND THAT HE OR SHE IT AS VICE PRESIDENT OF THE DECLARANT, LANDED GENTRY DEVELOPMENT, INC. OF THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE PURPOSES OF THE INSTRUMENT.

DATED: September 27, 2002

*Marianne Haddad*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT 1012 1/2 Harbor  
MY COMMISSION EXPIRES 5-30-06

LAND DESCRIPTION OF LAND WITHIN THE CONDOMINIUM

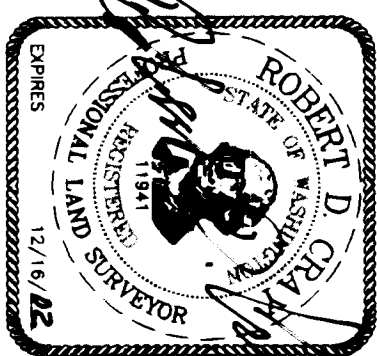
LOT 3 OF CITY OF OAK HARBOR SHORT PLAT-BOUNDARY LINE ADJUSTMENT NO. BLA 1-95 AS APPROVED JUNE 27, 1995, AND RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 27, UNDER AUDITOR'S FILE NO. 95010037, RECORDS OF ISLAND COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENT AND RESTRICTIONS DESCRIBED IN THAT INSTRUMENT RECORDED DECEMBER 31, 1986, UNDER AUDITOR'S FILE NO. 86017031, RECORDS OF ISLAND COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE & ACKNOWLEDGMENT

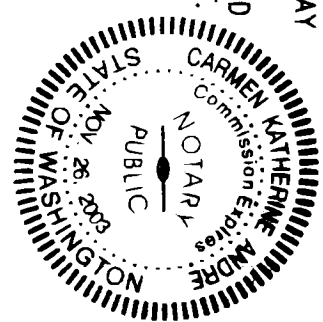
I, ROBERT D. GRAY, CERTIFY THAT THIS SURVEY MAP AND PLANS FOR MADRONA TERRACE CONDOMINIUM, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY, THAT ALL INFORMATION REQUIRED BY RCW 64.34(2)(i) IS SUPPLIED HEREIN, AND THAT THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS. THIS IS TO CERTIFY FURTHER THAT THIS MAP REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LANDED GENTRY DEVELOPMENT, INC.

*Robert D. Gray*  
ROBERT D. GRAY  
CERTIFICATE NO. 11941  
9/26/02



STATE OF WASHINGTON  
COUNTY OF ISLAND  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT D. GRAY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: Sept 26, 2002

*Carmen K. Lindhe*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Clark Harbor  
MY COMMISSION EXPIRES Jan. 26, 2003



TREASURER'S CERTIFICATE  
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL. THIS 27th DAY OF September, 2002.

*Douglas A. Merriman*  
DOUGLAS A. MERRIMAN  
CITY FINANCE DIRECTOR  
ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR, 2002.  
Feb 28 2003 9/27/02  
WAYNE SAUTER  
COUNTY TREASURER

APPROVAL  
APPROVED BE ME THIS 27 DAY OF SEPTEMBER 2002.  
*Robert Jordan Vist*  
STEVE POWERS, AICP  
DIRECTOR OF DEVELOPMENT SERVICES  
CITY OF OAK HARBOR



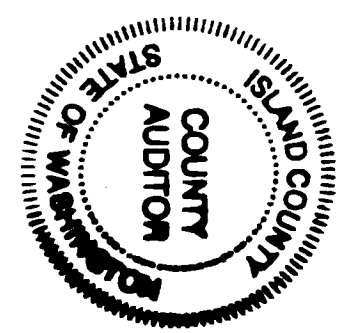
DECLARATION REFERENCE  
THE DECLARATION IS RECORDED Sept 27 2002, IN VOLUME 4032483 PAGES 1 UNDER AUDITOR'S FILE NO. 4032483 RECORDS OF ISLAND COUNTY WASHINGTON.

AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 27 DAY OF SEPTEMBER 2002, AT 1:35 P.M., IN CONDOMINIUM PLANS AT THE REQUEST OF FAKKEMA & KINGMA, INC., UNDER AUDITOR'S FILE NO. 4032484

*Suzanne Sinclair*  
SUZANNE SINCLAIR  
COUNTY AUDITOR  
DEPUTY COUNTY AUDITOR

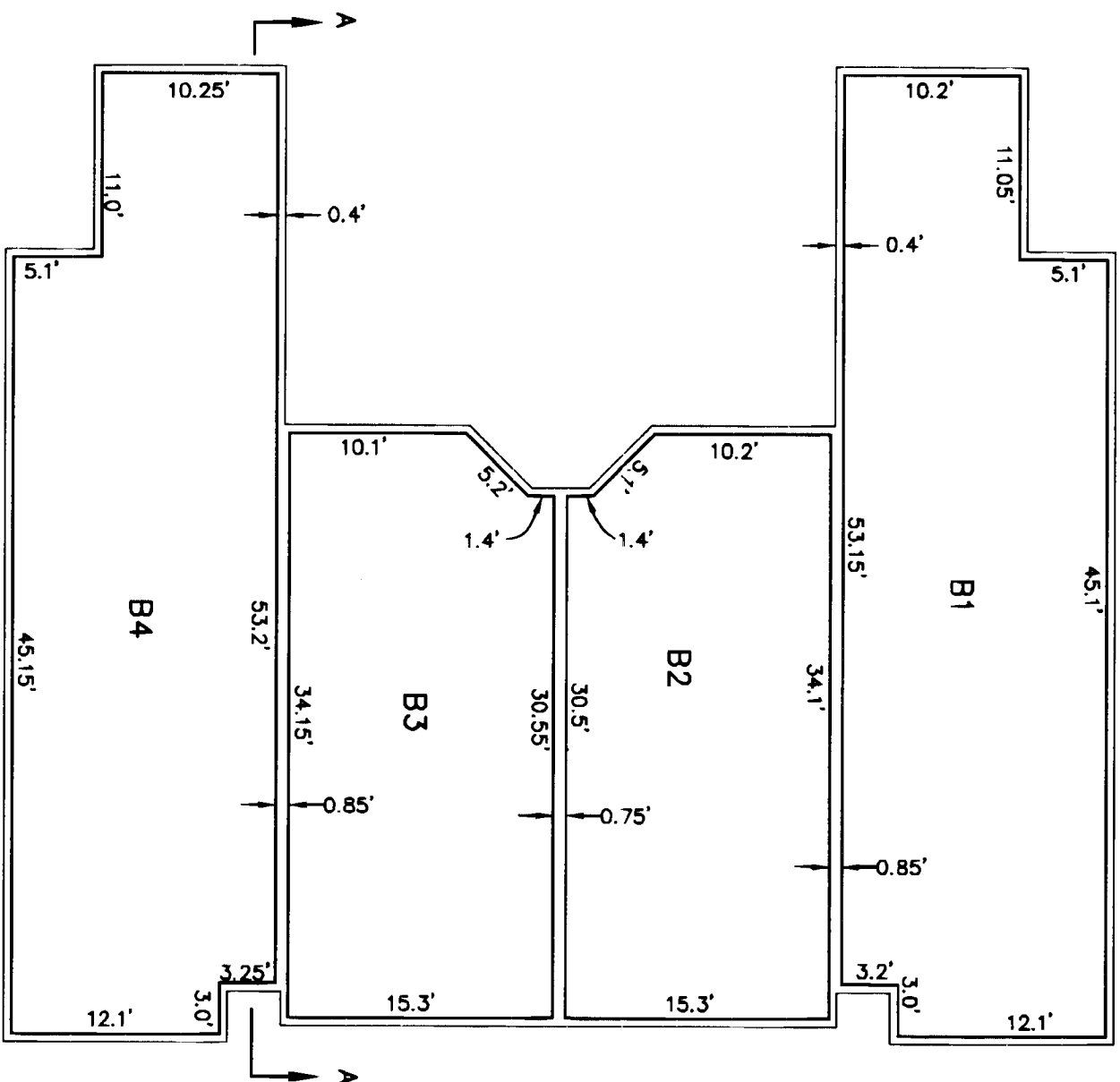
EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, AT&T BROADBAND, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE SOUTH 10.00 FEET OF THIS PROPERTY ABUTTING SR-20 AND SWANTOWN ROAD IN WHICH TO INSTALL LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, AND VAULTS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS PROPERTY AND OTHER PROPERTY WITH SANITARY AND STORM DRAINAGE, ELECTRIC, TELEPHONE, WATER, GAS, AND CABLE TELEVISION SERVICES, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED.

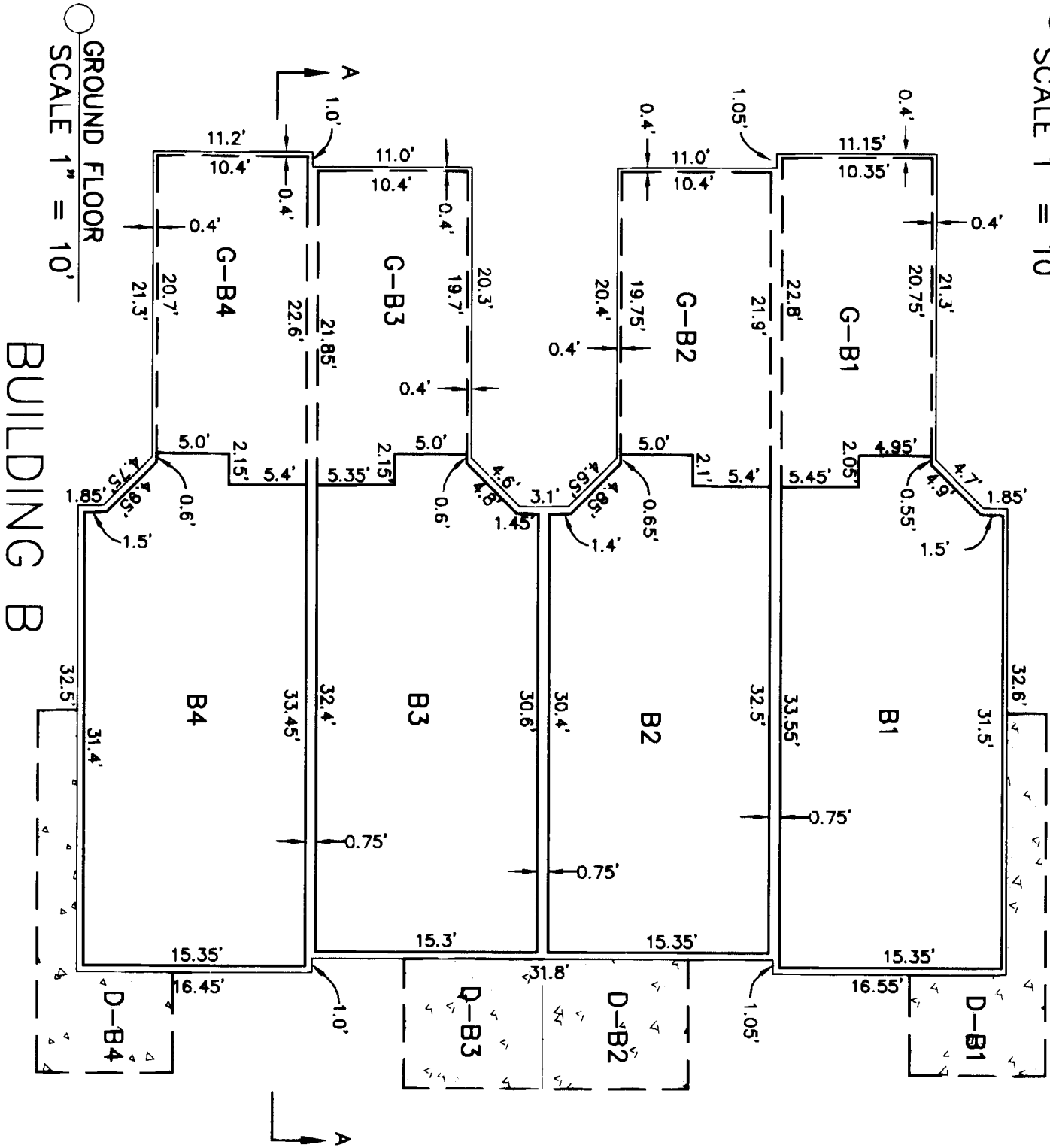


SURVEY MAP OF  
MADRONA TERRACE CONDOMINIUM  
FOR LANDED GENTRY DEVELOPMENT INC.

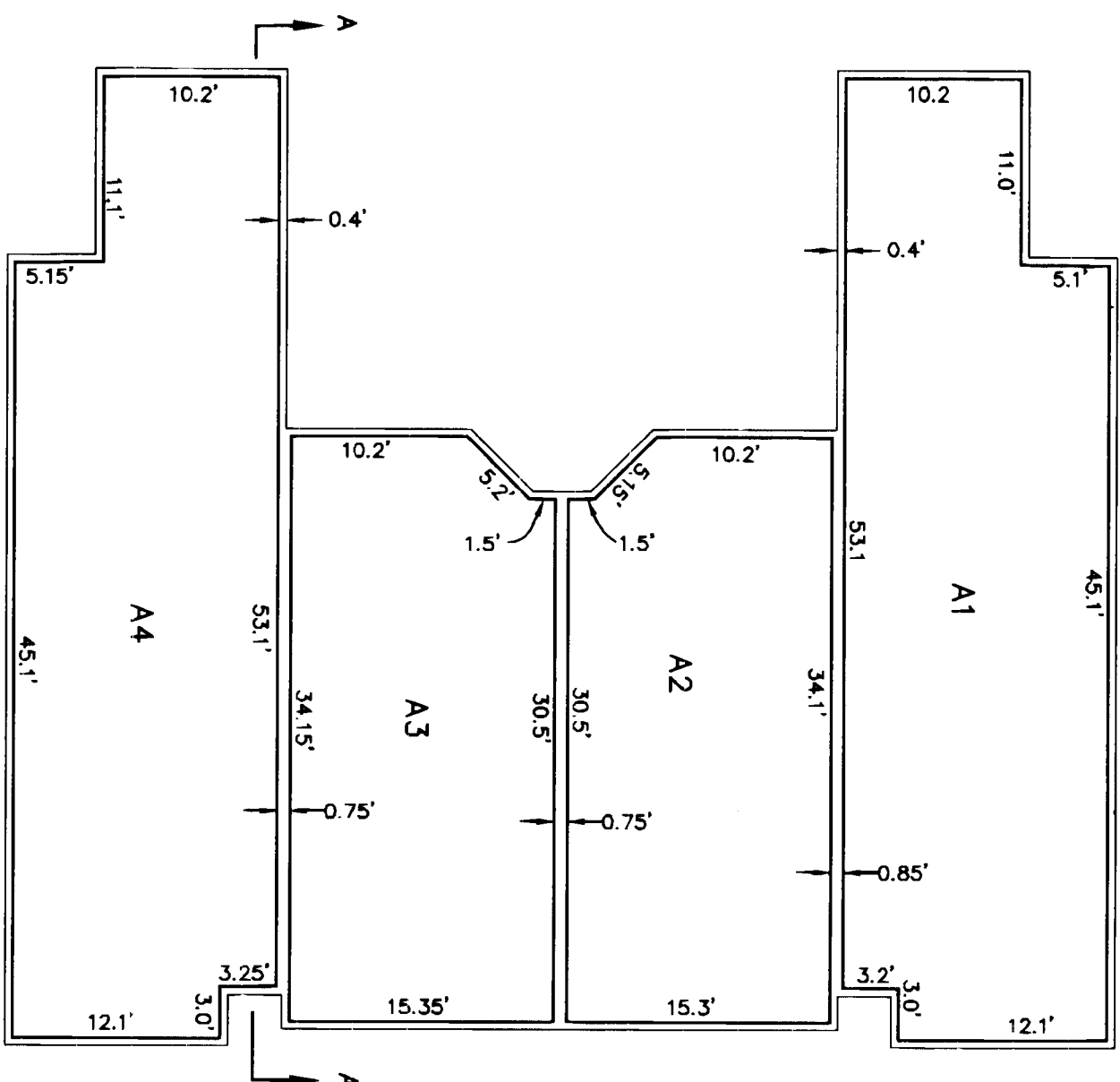
OAK HARBOR		SEC. 3, TWP 32N., R 1E, W.M.		WASHINGTON	
DRAWN BY	EGH	DATE	9/4/02	SCALE	1" = 50'
APPROVED BY	RDC	DATE	9/4/02	DWG. NO.	4333
FAKKEMA & KINGMA, INC.		CONSULTING ENGINEERS & SURVEYORS		SHT 1 OF 2	
4086 400th Ave West Oak Harbor, WA 98277 675-5973		DATE	6/75-5973		



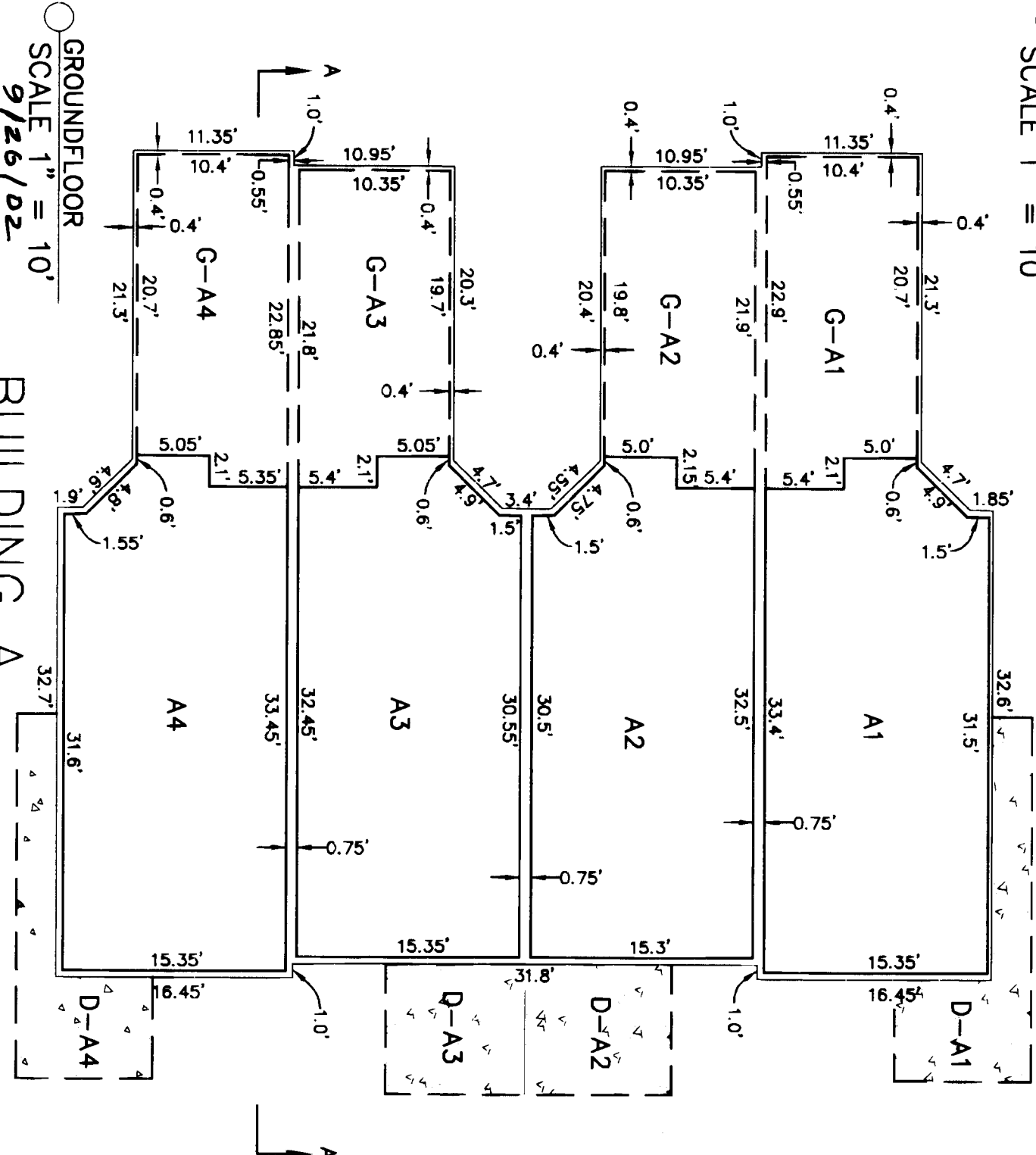
FIRST FLOOR  
SCALE 1" = 10'



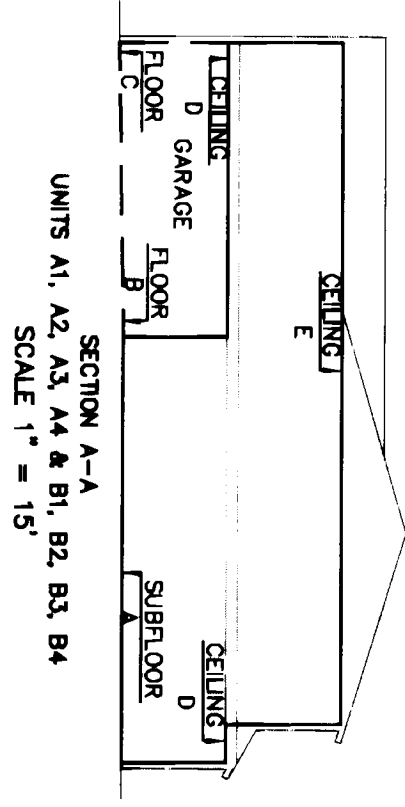
GROUND FLOOR  
SCALE 1" = 10'



FIRST FLOOR  
SCALE 1" = 10'



GROUND FLOOR  
SCALE 1" = 10'

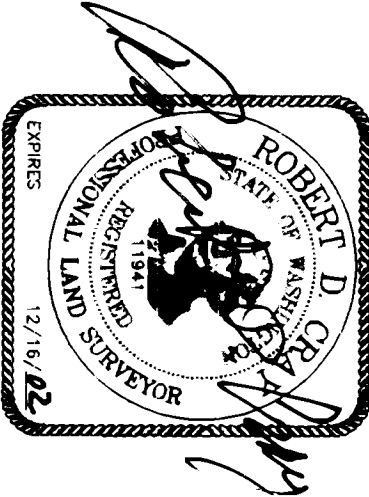


SECTION A-A  
UNITS A1, A2, A3, A4 & B1, B2, B3, B4  
SCALE 1" = 15'

BUILDING A ELEVATIONS				
	A1	A2	A3	A4
SUBFLOOR A	213.55	211.55	211.55	211.55
FLOOR B	213.53	211.53	211.53	211.53
FLOOR C	213.32	211.36	211.35	211.33
CEILING D	221.65	219.65	219.65	219.65
CEILING E	230.60	228.60	228.60	228.60

BUILDING B ELEVATIONS				
	B1	B2	B3	B4
SUBFLOOR A	210.60	208.55	208.55	208.55
FLOOR B	210.60	208.55	208.54	208.54
FLOOR C	210.35	208.35	208.35	208.35
CEILING D	218.45	216.45	216.45	216.45
CEILING E	253.25	253.25	253.25	253.25

NOTE:  
ALL WALLS ARE 0.55 FT. THICK EXCEPT AS NOTED.  
THE FOLLOWING DESIGNATIONS DESCRIBE CERTAIN LIMITED COMMON ELEMENTS (L.C.):  
D-XX DECK, PATIO FOR USE OF UNIT XX  
G-XX GARAGE FOR USE OF UNIT XX



SURVEY MAP OF MADRONA TERRACE CONDOMINIUM FOR LANDED GENTRY DEVELOPMENT INC.			
SECTION 3, TWP 32N., RANGE 1EAST W.M.			
DRAWN BY EGH	DATE 9/4/02	FAKKEMA & KINGMA, INC. CONSULTING ENGINEERS & SURVEYORS 4086 400th Ave. West, Oak Harbor, Wa. 98277	SCALE AS NOTED
APPROVED BY RDC	DATE 9/4/02		DATE
WASHINGTON			DWG. NO. 4333
			SHT 2 OF 2